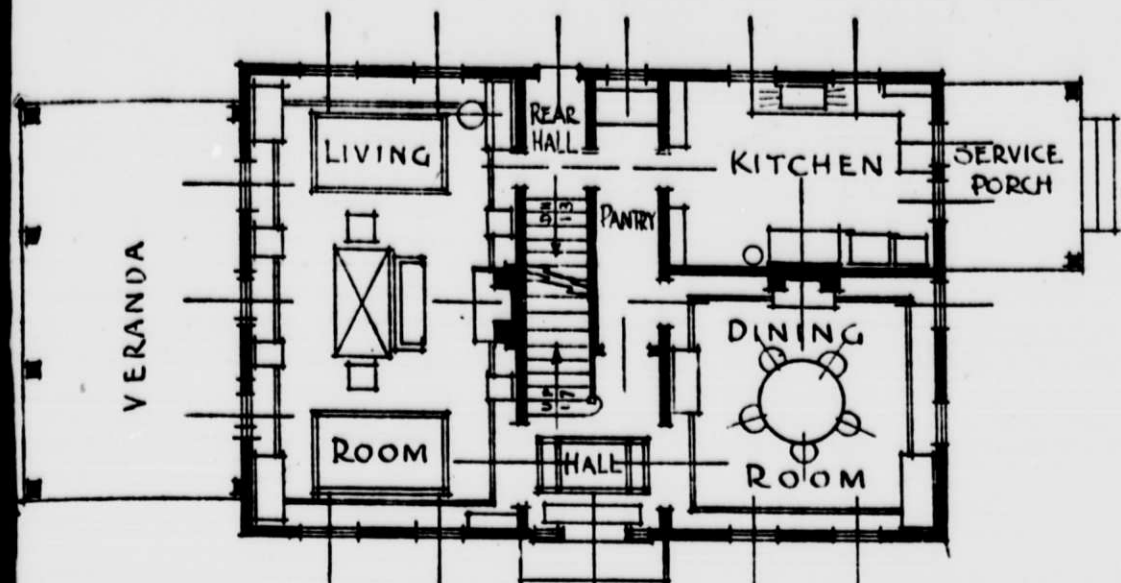


NEW YORK, SUNDAY, JUNE 4, 1916. — Copyright, 1916, by the Sun Printing and Publishing Association.

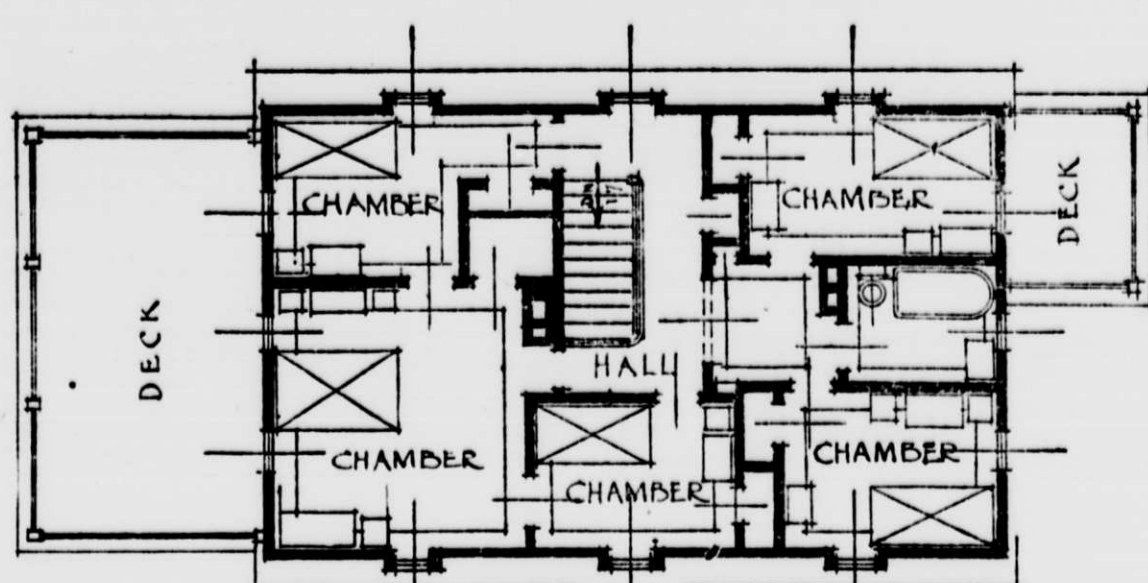
## PROBLEM OF LOW COST HOUSE SOLVED IN USE OF SIMPLE ARCHITECTURE AND INEXPENSIVE BUILDING MATERIALS



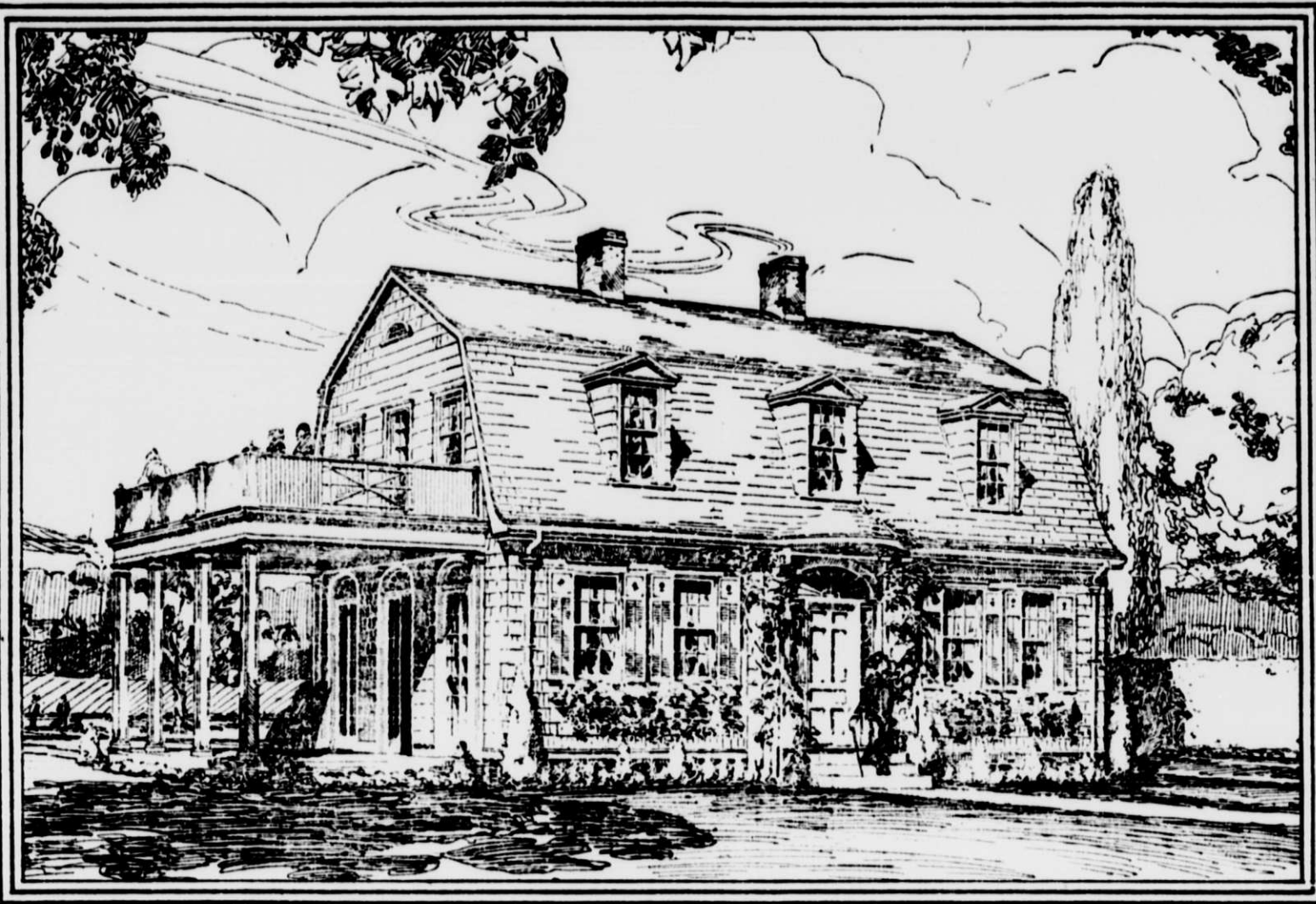
FIRST FLOOR PLAN

Not Costly Touches Here and There  
Give Desired Comfortable,  
Livable Feeling

"The design of a house that can be built for \$4,500 demands the adoption of certain fixed principles which will govern its planning and the general appearance of the house," according to Lester G. Chapin of Howells & Stokes, who submitted the accompanying design. "It seems most important," he continued, "that the plan be reduced to the rectangle and that whatever projects beyond this must be of a less expensive form than the main building. Secondly, the second floor must, if possible, be slightly elevated into the roof construction, for a single foot of plan one foot high adds about 500 cubic feet to the total volume. "The character of the exterior is also governed by the principle of cost, and must be of either wood or plaster. I have chosen the former, feeling that an adapted colonial, with perhaps something of the modern touch, will answer to-day's need most perfectly. The wide



SECOND FLOOR PLAN



### SMALL FARMHOUSE FILLS DEMAND FOR \$4,500 SUBURBAN RESIDENCE

Arthur Geddes of the office of F. R. & Arthur Ware thinks that a house with a slight leaning to the comfortable-looking old farmhouse would appeal to many folks who could not put more than \$4,500 in a house. His design reflects comfort and is of a cheery and pleasing appearance.

In describing his house Mr. Geddes said that the cellar walls should be of poured concrete. Above the cellar walls stucco on frame construction should be used. The roof should be of slate surfaced shingles.

"All exterior woodwork should beypress. The exterior window and door trim should be three inches wide and moulded. All trim, cornices and shutters should be painted a light green and window sash and doors a cream white.

"The roots of the kitchen extension, porch and dormers should be of tile. The finished floors of the vestibule, hall, dining room and living room should be of maple. The kitchen and pantry floors should be of comb grained pine. The finished floors of the second story should be of flat grained pine. The bathroom floor should be tiled. Storage space in attic should have a rough floor. All wood floors throughout with the exception of kitchen and pantry should be stained and given a dull wax finish. Kitchen and pantry floors should be given two coats of boiled linseed oil.

"The trim throughout the interior of the house should be of North Carolina pine 4 by 1 1/2 inch, with edges slightly rounded and with cove moulding at intersection of trim and plaster. The base should be 1 1/2 by 9 inches with cove moulding on top.

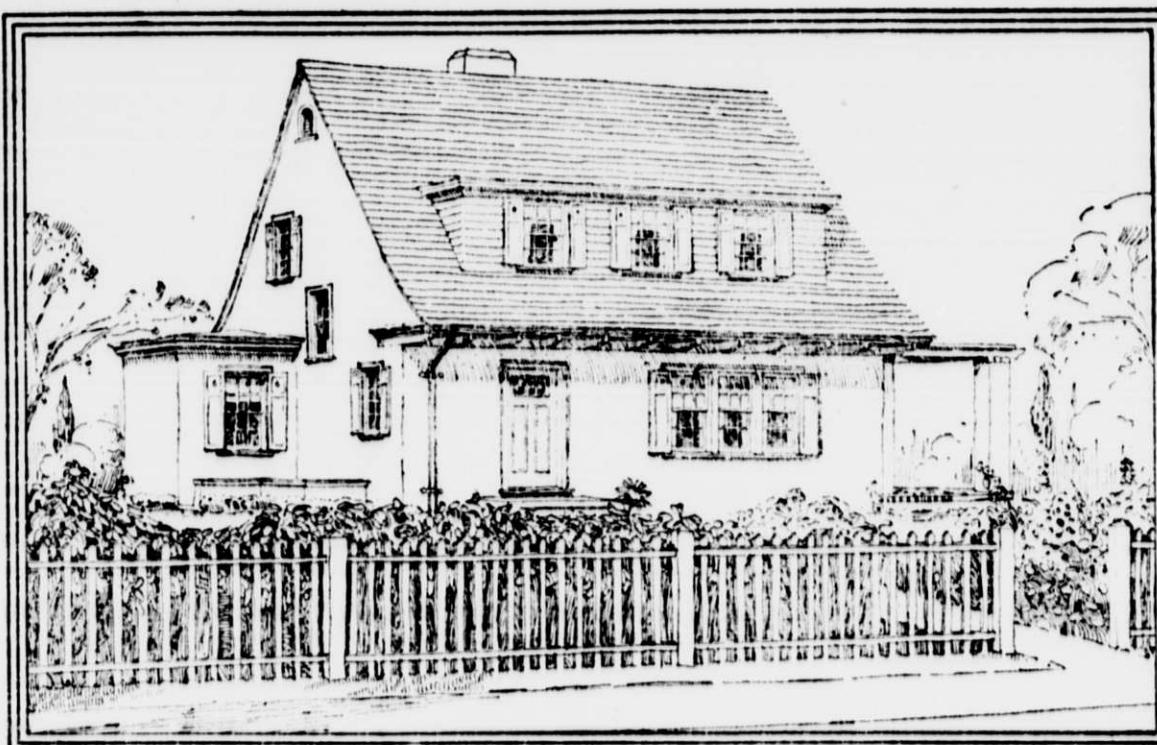
"Two pairs of casement doors opening to the porch should be stock doors. The doors from pantry to dining room and from kitchen to hall should be single paneled doors. All interior doors should be of North Carolina pine.

In the living room mantel and book shelves should be of North Carolina pine. In the dining room the built in buffet and closets should be of North Carolina pine.

"The plaster should be of three coat work and finished in living room, hall and vestibule and smoothly flush elsewhere to receive paint or paper. Bath room should have a cement wainscot 4 feet 6 inches high marked off into 6 inch squares.

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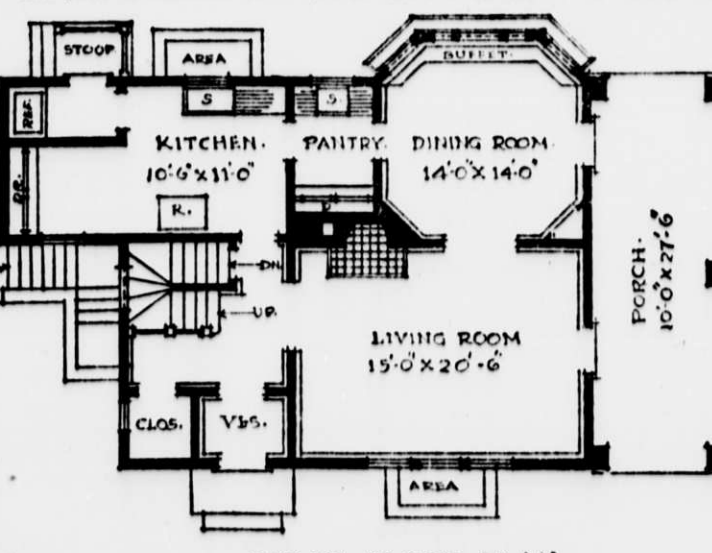
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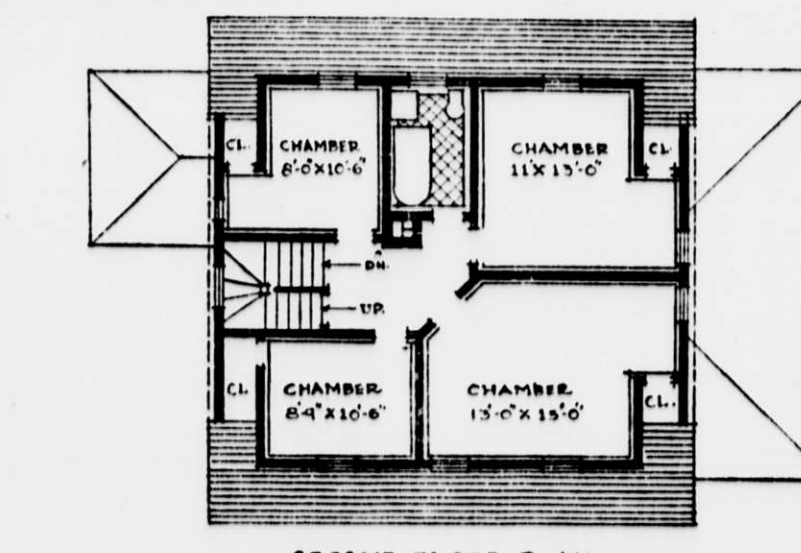
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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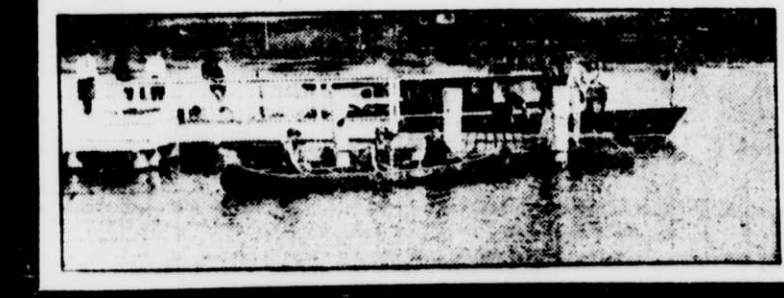


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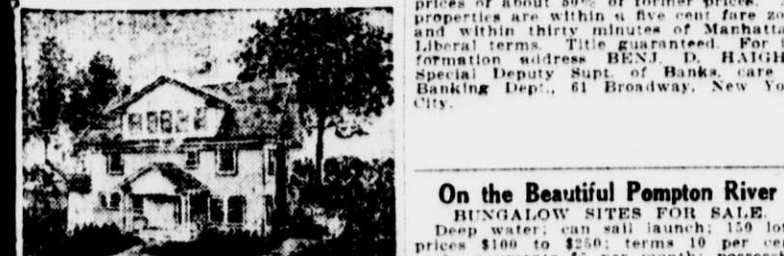
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